



The Planning Post

The Newsletter of the City of Bloomington Planning Department



City of Bloomington Planning Department

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Want to Bicycle More?

As gas prices climb, there is no better time than now to get out of your car and start riding your bike!

Do you want to bicycle more but feel uncomfortable riding your bike on the road? The **Better Biking Class** will reacquaint you with the rules of the road and help you to become confident riding your bike in traffic, including strategies for how bicyclists can be predictable, assertive and visible. The sessions are developed by the *League of American Bicyclists* and are taught by League Cycling Instructor, Raymond Hess. Contact Raymond for more information on an upcoming class at (812) 349-3530, or email hessr@bloomington.in.gov.

Upcoming Meeting Dates

Plan Commission: 9/8, 10/6, 11/3

Board of Zoning Appeals: 8/21, 9/18

Historic Pres. Commission: 8/14, 9/11

Bike/Ped Commission: 8/18, 9/15

Environmental Commission: 8/14, 9/11

MPO Policy Committee: 9/12

MPO Citizen Advisory: 8/27, 9/24

MPO Technical Advisory: 8/22, 9/26

Green Buildings in Bloomington

A growing number of development projects in Bloomington are using environmentally friendly building practices. Not only are green construction practices becoming more of a trend in the building industry, but environmentally sensitive features and energy efficient designs are increasingly important in a time of higher energy costs. The City's Unified Development Ordinance also offers incentives to encourage the use of sustainable development practices. Several projects in Bloomington, including both City-built projects and privately owned developments, are utilizing green building innovations to make developments more sustainable.



*Green Roof at Bloom Amenities Center
(Photo Courtesy of Bloom Living)*

Several LEED (Leadership in Energy and Environmental Design) certified buildings are in the works around Bloomington. LEED certified buildings must meet certain environmental and energy efficiency standards set forth by the U.S. Green Building Council (www.usgbc.org). The City of Bloomington has an impressive LEED project underway on S. Susie Street (off Rockport Rd.) called EverGreen Village. This 12-unit subdivision is being developed by the City of Bloomington Housing and Neighborhood Development Department. The project will have a state-of-the-art environmentally friendly storm water system that will include a restored creek and naturalized rain gardens. In order for the development to meet the LEED standards for energy efficiency, Duke Energy has generously agreed to donate photovoltaic panels for solar energy production. The solar energy production, along with the energy efficiency design standards, will not only save resources, but will also make these homes cost effective to operate.

Evergreen, along with several other developments in Bloomington are also making use of pervious pavers for parking lots and walkways. Unlike concrete or asphalt, pervious pavers allow rainwater to percolate through the pavement and be absorbed into the ground below, thus preventing excessive water runoff that is created from standard pavement.

(Cont. on page 3)

Downtown Land Use Study

The Planning Department will soon complete an analysis of Bloomington's downtown. The study area includes all of the land in the City that is zoned Commercial Downtown, which covers 200 acres and is comprised of 599 separate parcels. Staff gathered a wealth of data on parcels' land uses, parking, green space area, building height, building square footages. Also gathered was property assessment data, properties with improvements since 2000, and historic structure information. With the data collected, staff is able to better analyze trends in the downtown area and gain a more complete picture of what currently exists in the downtown. In addition, future updates to the data will allow the department to follow changes in downtown land use and anticipate future trends. For example:

- 17% of the downtown parcels are mixed use while 21% are commercial services (e.g. restaurants, bars, offices)
- 82% of the downtown is privately owned, 13% is publicly owned and
- 5% is owned by non-profits.
- 19% of the downtown is pervious (vegetated).
- 26 dwelling units per acre is the average in the downtown.
- 33% of the parcels downtown do not have on-site parking.
- 158 buildings downtown are on the national and state historic register.
- The most prevalent building height in the downtown is 2 stories.
- 66% of the building square footage downtown is non-residential.

The Planning Department is currently working to finalize the report and will issue the complete findings later this fall. For more information on the data or on the upcoming report, please contact the Planning Department at (812) 349-3423 or planning@bloomington.in.gov.



2006 Aerial View of downtown Bloomington

MPO Update

The Bloomington/Monroe County Metropolitan Planning Organization (MPO) recently adopted two new documents.

The Unified Planning Work Program (UPWP) was adopted by the Policy Committee on May 9th. The UPWP outlines all of the planning initiatives that will be undertaken by the MPO and its project partners in the upcoming two fiscal years. The budget for the UPWP is \$571,985 and includes local and federal funding. The UPWP funds operational costs of the MPO, its committees, and its different planning initiatives, as well as special studies such as a traffic circulation study on the north side of the Indiana University campus.

The Transportation Improvement Program (TIP) was adopted by the Policy Committee on June 13th. The TIP identifies the infrastructure initiatives and operating expenditures that will be implemented in the MPO's designated urbanized boundary over the next four years. The TIP's budget of \$82.5 million dollars identifies how local, state, and federal funds will be used for 47 different projects by the Indiana Dept. of Transportation, Monroe County, City of Bloomington, Town of Ellettsville, Rural Transit, Bloomington Transit, and IU Campus Bus.

Both of these documents can be viewed at the Monroe County Public Library Main Branch (Indiana Room), the Bloomington Planning Department, or online at the Planning Department's Document Clearinghouse. (www.bloomington.in.gov/clearinghouse)

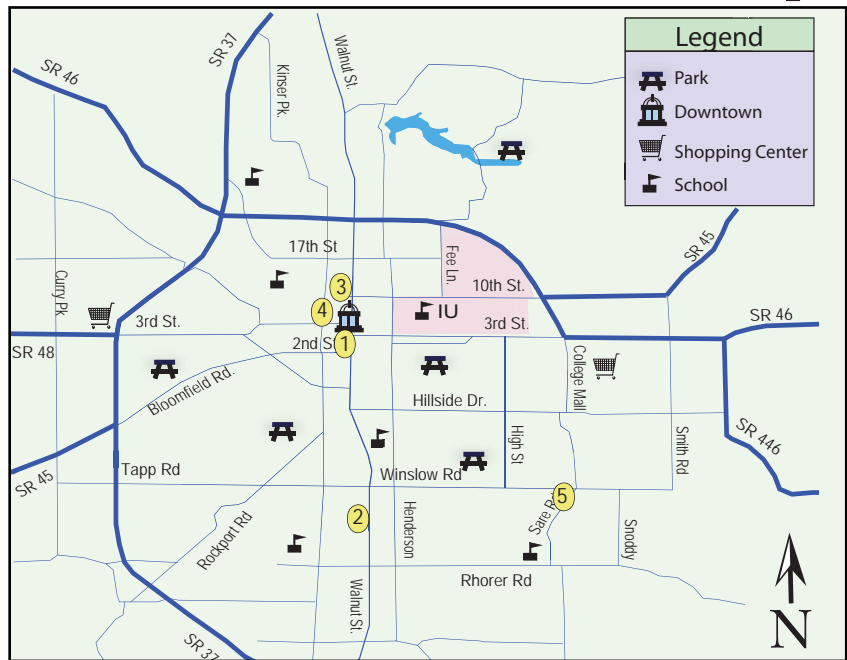
Construction Buzz

- 1 **Hotel Indigo, 301 S. College Avenue** - Two buildings have recently been razed south of 3rd Street, between College and Walnut, to make room for the new 105-room, 5-story boutique hotel.
- 2 **Roosters Motel, 2960 S. Walnut** - A site plan was approved for a 136-room motel, which will replace the existing motel rooms behind the Roosters Bar.
- 3 **11th and College, 701 N. College Avenue** - A site plan was approved for the redevelopment of a gas station site on the northwest corner. The project will have many green features.
- 4 **Fairview Elementary School, 500 W. 7th Street** - A site plan was approved for the new school. Construction of the new school (on the same site as the existing school) is anticipated to begin in March of 2009.
- 5 **Renwick Village Center, 2410 E. Moores Pike** - The village center, at the southwest corner of Moores Pike and Sare Road, is currently under construction. The site will be mixed use.



Rendering of
Renwick Village Center

Construction Buzz Location Map



Green Buildings *(Cont. from page 1)*

and reducing the amount of contaminants in our waterways. Impervious pavements, particularly parking lots, collect oil, anti-freeze, and other automobile fluids that can be washed into streams and lakes when it rains. Pervious pavers are already in use at the Lower Cascades Park playground parking lot and the new Bloom Apartments Amenities Center on S. Adams Street. A pervious paver lot will also be installed at the new Showers Inn on N. Washington St.

Another proposed LEED certified building is slated for the northwest corner of 11th Street and College Avenue, a former gas station site. This five story apartment building, with potential ground-floor commercial space, has an environmentally sensitive building design that includes a partial green roof, on-site recycling, secured covered bike parking, and the use of recycled building materials.

Green roofs, which are roofs covered with soil and vegetation, are also growing in popularity in Bloomington. They provide many environmental benefits, including reducing stormwater runoff and providing additional habitat for plants, animals and insects. In addition to the green roof proposed at 11th Street and College Avenue, there is also a partial green roof being constructed at the Middle Way House building on S. Washington Street, and at the Meadowood Assisted Living Facility on N. Dunn Street (this building is also seeking LEED certification). In addition, a full green roof was just completed at the Bloom Amenities Center.

The Planning Department's webpage has recently been updated. Nearly all of our documents can be viewed online. Visit us at: www.bloomington.in.gov/planning
Would you like to subscribe to the Planning Post electronically and receive your copy via email? Send your request to: planning@bloomington.in.gov

South Rogers Streetscape Design

The City of Bloomington, in cooperation with its consultant, the Schneider Corporation, recently held two interactive public workshops, called charrettes, to explore and define design strategies aimed to improve the look and feel of the public spaces along South Rogers Street. These charrettes were the first key steps to completing a comprehensive study that will identify targeted streetscape improvements along the corridor.

Rogers Street, which was historically known as the Dixie Highway, is a key north/south corridor

that connects many west side neighborhoods. The streetscape design project is the result of guidance from the McDoel Gardens (2002) and the Prospect Hill (2005) Neighborhood Plans. The area being studied begins at Kirkwood Avenue to the north and ends at the former Indiana Railroad tracks (near Hillside Drive) to the south.

The streetscape refers to design elements that are located within public rights-of-way such as benches, landscaping features, signage, street lighting, and bicycle and pedestrian improvements. The charrettes provided an opportunity for citizens to offer ideas, suggestions and feedback regarding the future look and feel of South Rogers Street directly to project designers from the Schneider Corporation. The collective efforts from the charrettes will result in design guidelines and a strategic plan that will target public and private investments along South Rogers Street for years to come.

To learn more about the project, to see the results of the charrettes, or to submit your comments on the project, visit www.southrogers.schneidercorp.com.



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